

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

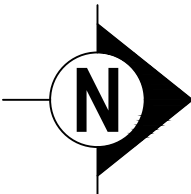
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PLAN SHOWING THE PROPOSED ADDITIONAL CONSTRUCTION IN THE EXISTING DECORTICATING DRY DHALL INDUSTRIAL (GREEN CATEGORY) BUILDING USING 20.00 HP ELECTRICAL POWER IN DOOR NO. 4/54, SURVEY NO. 293/1 & 294/1A, PUTHIYAMPUTHUR ROAD (MELATTHERU), SILLANATTHAM VILLAGE, OTTAPIDARAM TALUK, THOOTHUKUDI DISTRICT.

APPLICANT NAME: M/s. SIGARAM COLD STORAGE LLP

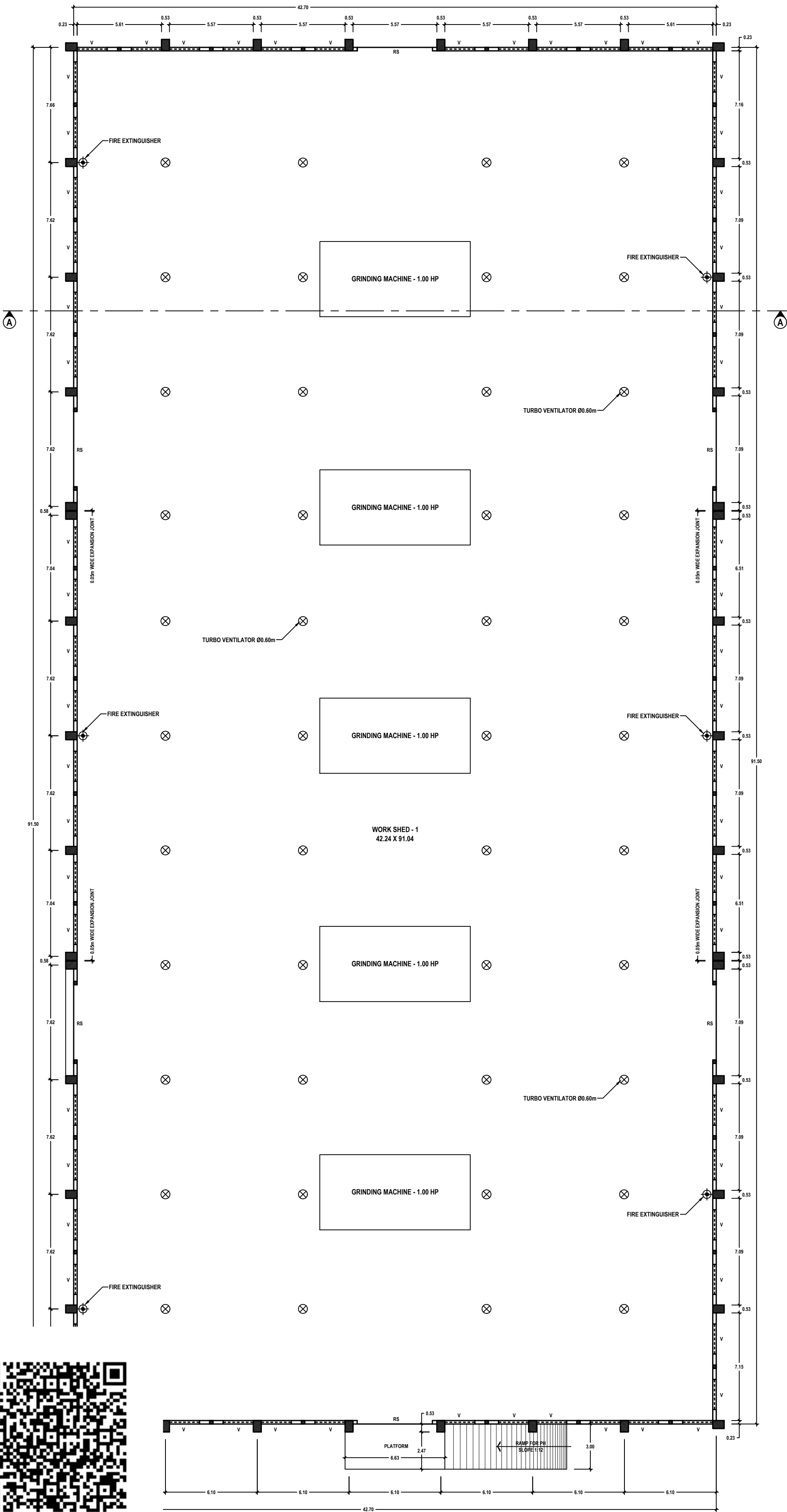


SHEET NO.

1/8

SCALE: 1:100

OFFICE USE:



PLAN
PROPOSED WORK SHED - 1

SWP/BPA/397807/2024
B.P / DTCP No: 34 / 2025

For SIGARAM COLD STORAGE LLP

Partner

APPLICANT

Er. K. SHANKAR NARAYANAN, B.E., M.Tech.,
Registered Geotech Engineer
RGTE 001 / 2022
VARAHA GEOTECHNICAL WORKS
RAJAPALAYAM - 626 117.

REGISTERED GEO-TECH ENGINEER

Er. S.K. Arun Kamaraj, B.E., M.I.E., F.I.V.,
Chartered Engineer, Approved Valuer,
Reg: CBELPA-LPA/SE/GR-1/19/05/051
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REGISTERED STRUCTURAL ENGINEER

S. SURESH KUMAR, B.E., M.I.E., F.I.V.,
Chartered Engineer, Approved Valuer,
Consulting Engineer, Registered Engineer Gr. I,
RE / Gr. I / TUT / May 2019 / 001,
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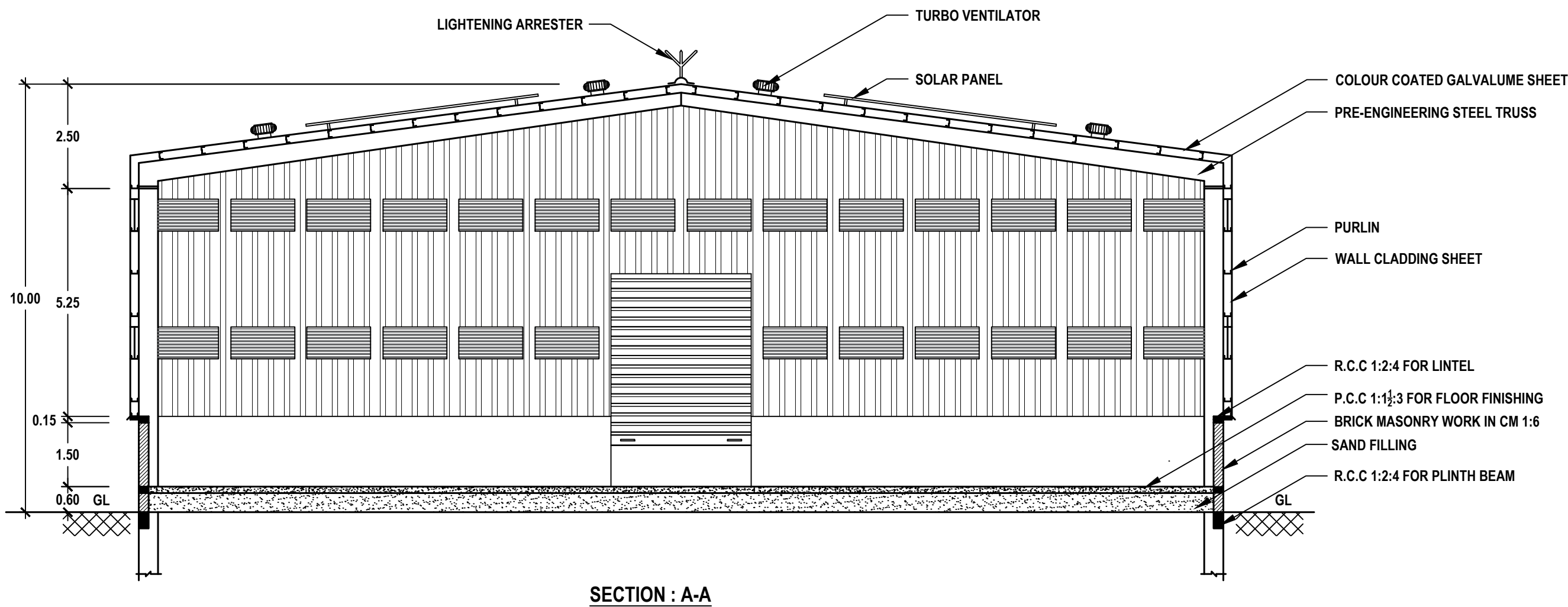
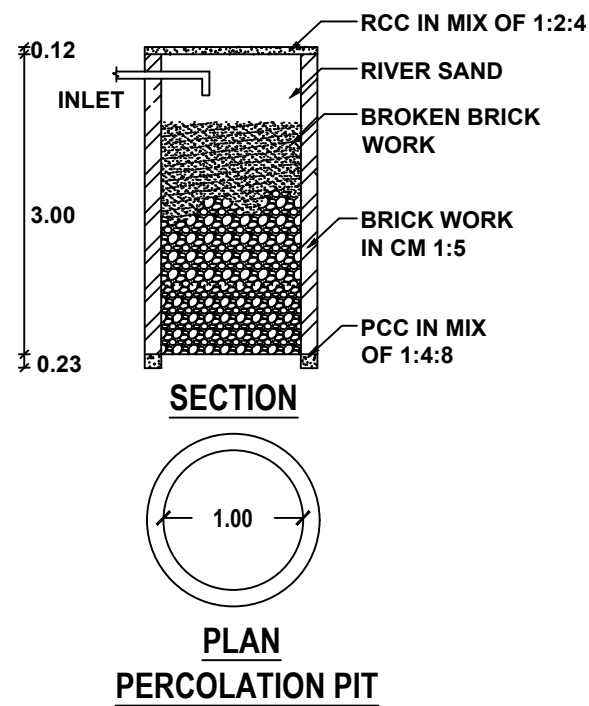
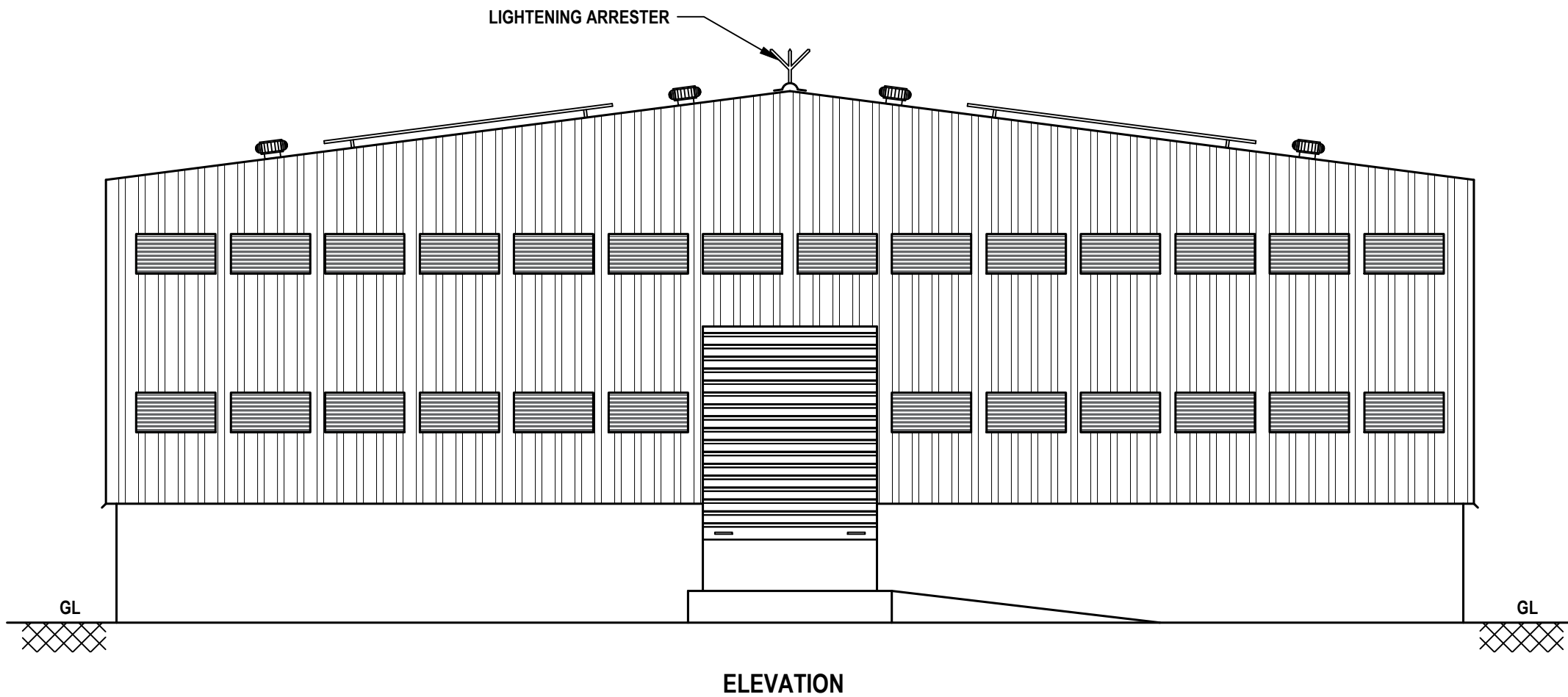
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2/8

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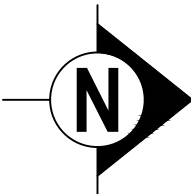

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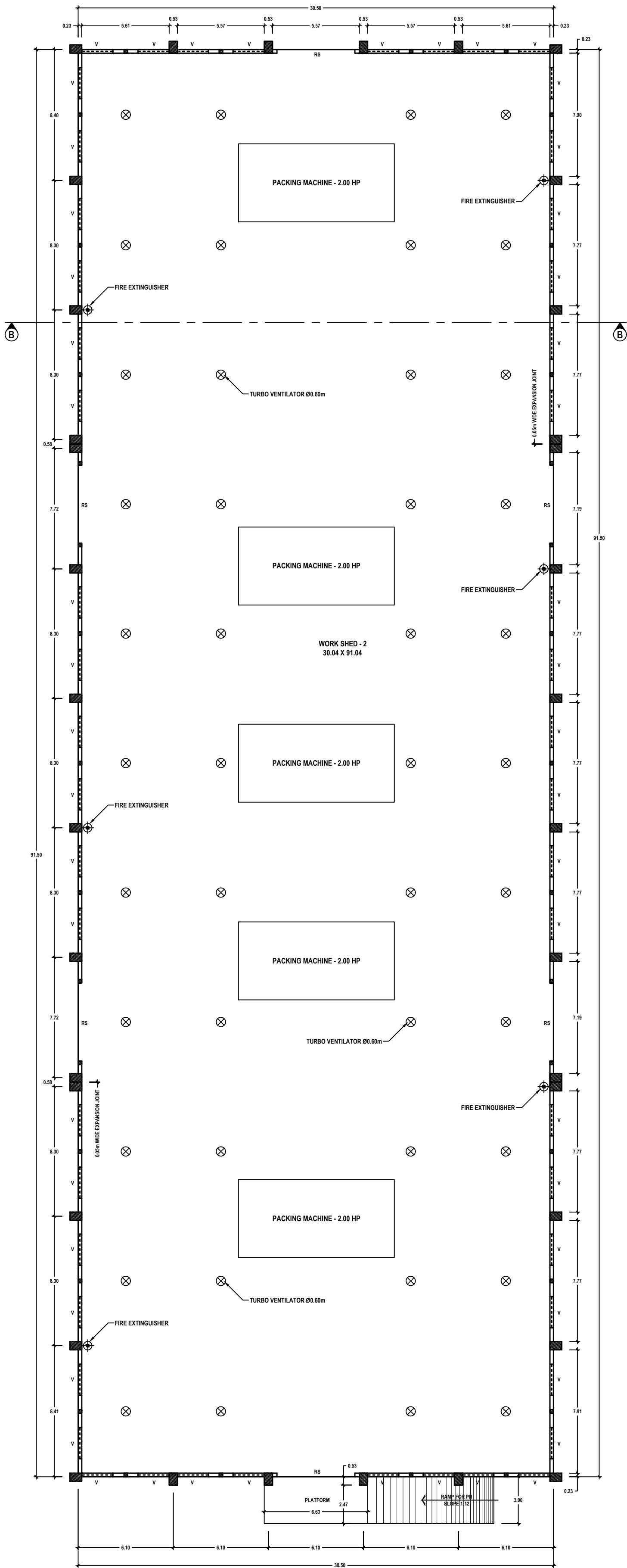


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3/8

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PLAN

PROPOSED WORK SHED - 2

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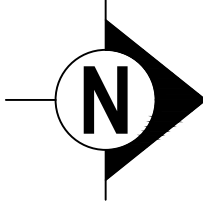
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4/8

SCALE: 1:100

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For SIGARAM COLD STORAGE LLP



Partner

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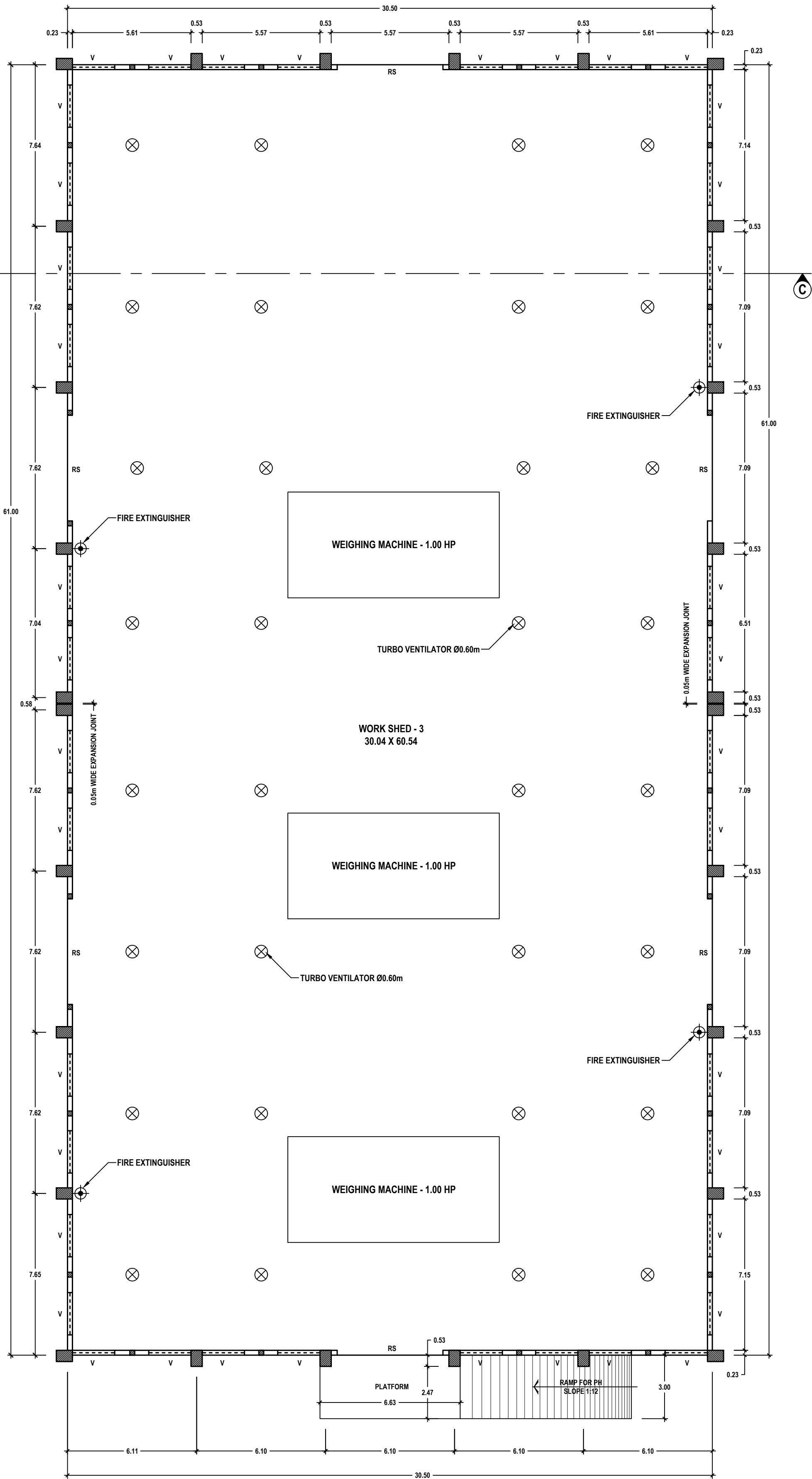
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PLAN

PROPOSED WORK SHED - 3

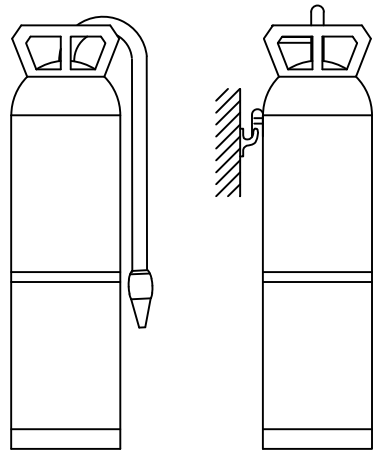
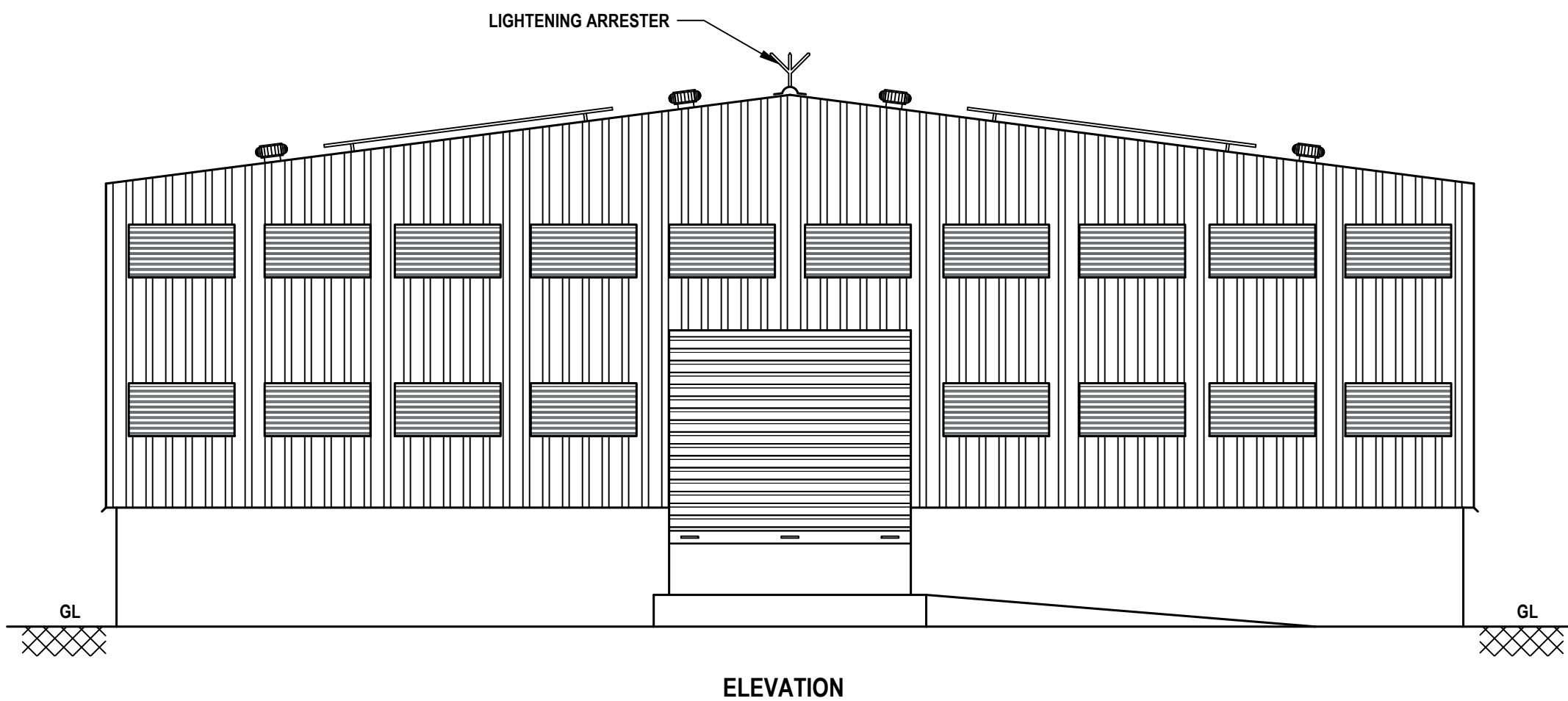
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SHEET NO.
5/8

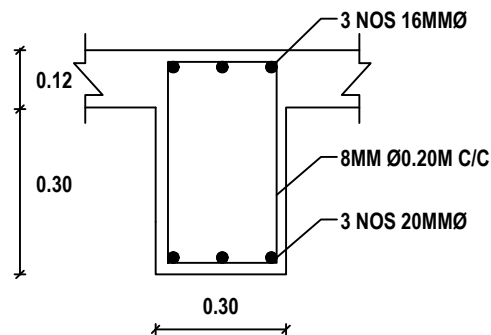
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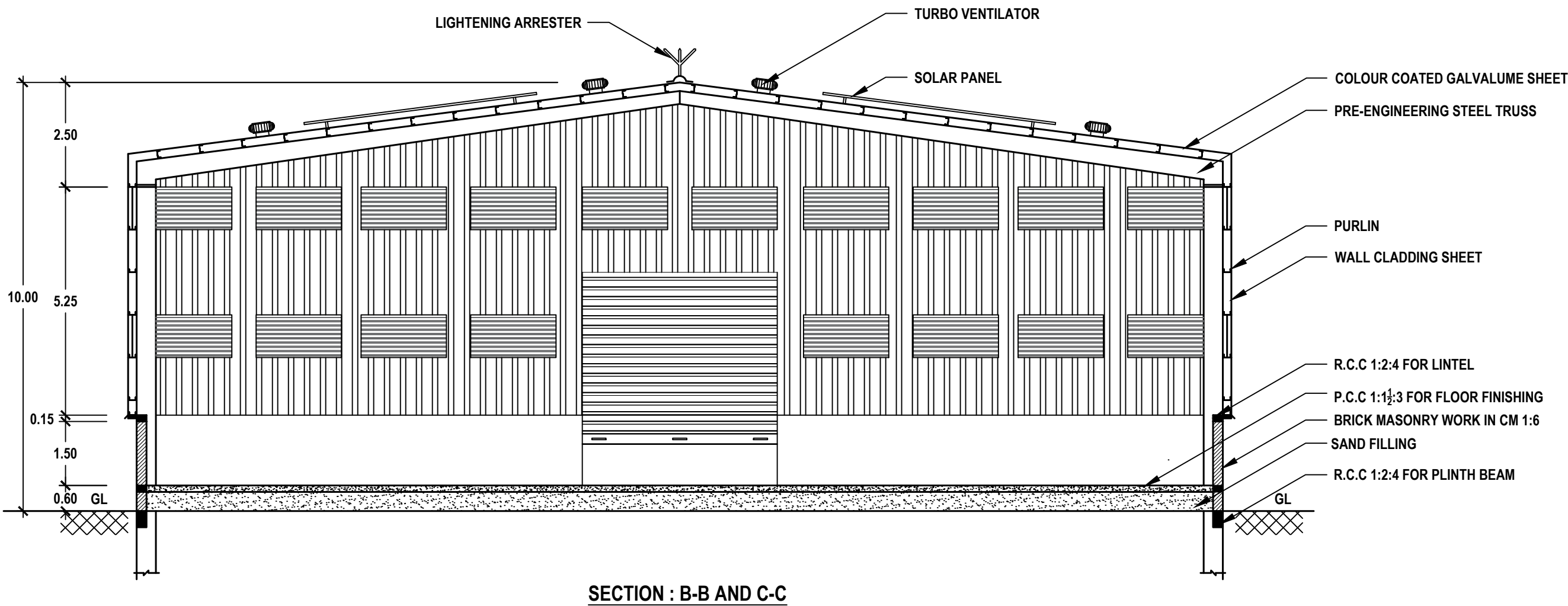
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FIRE EXTINGUISHER



ROOF BEAM DETAILS



ELEVATION AND SECTION OF PROPOSED WORK SHED 2 AND WORK SHED 3 - TYPICAL

SWP/BPA/397807/2024

B.P / DTCP No: 34 / 2025

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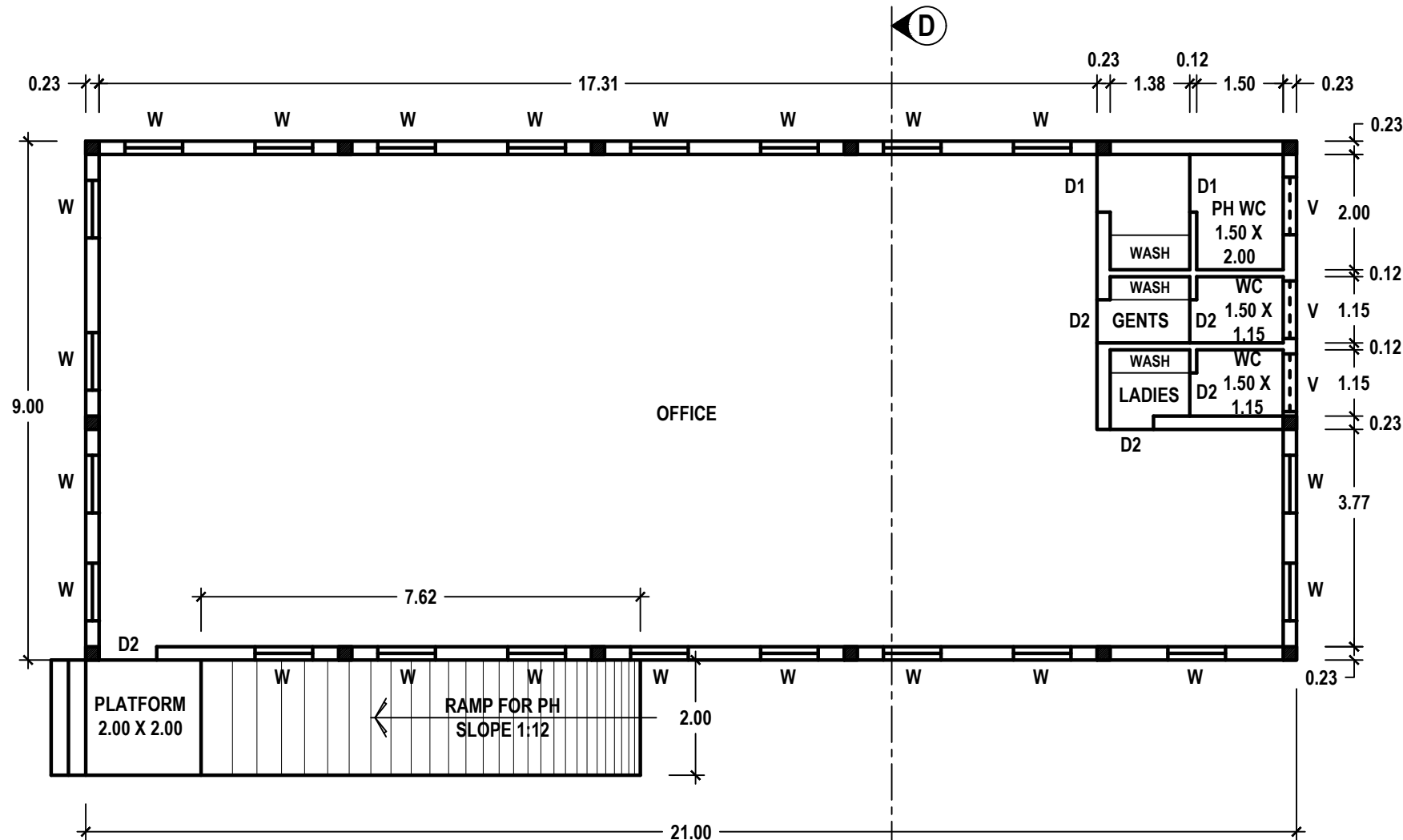
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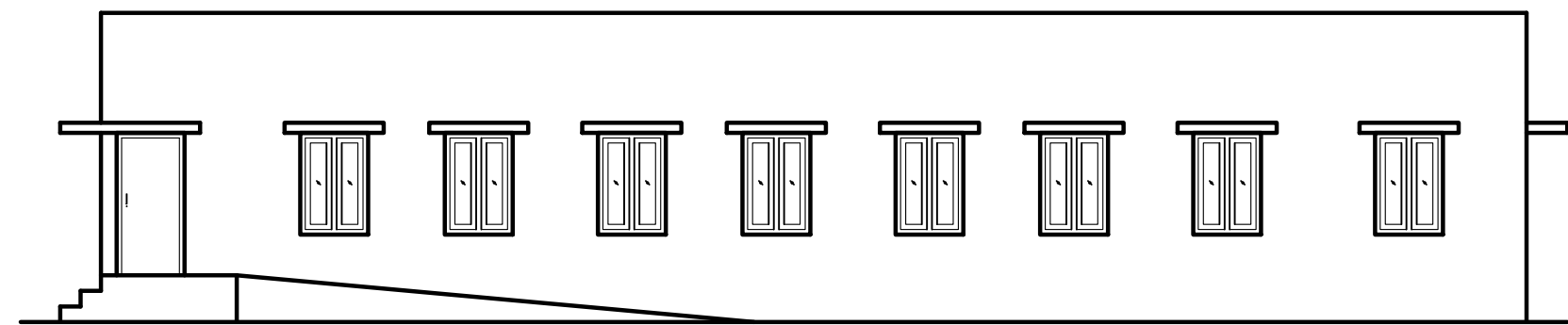
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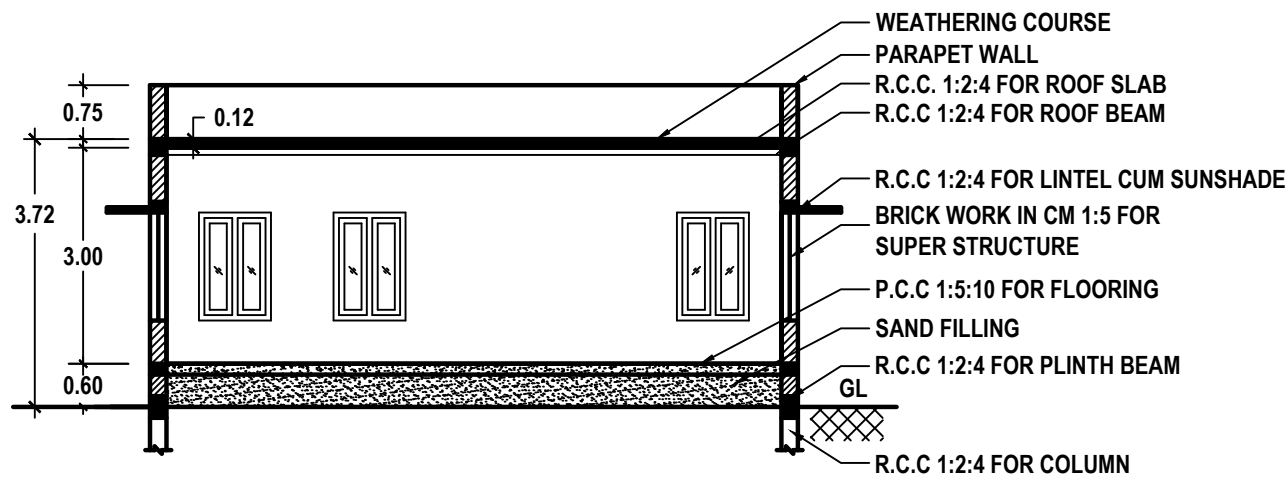
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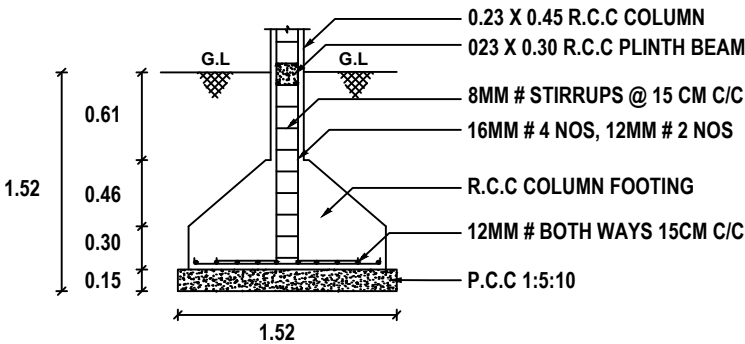
PLAN



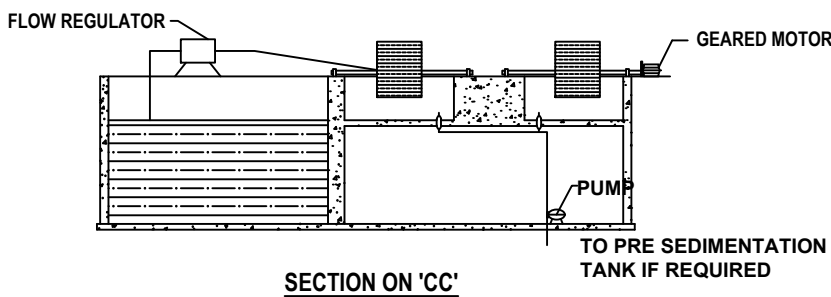
ELEVATION



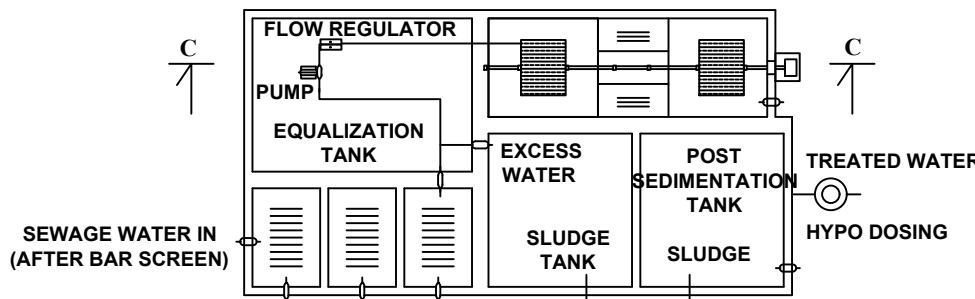
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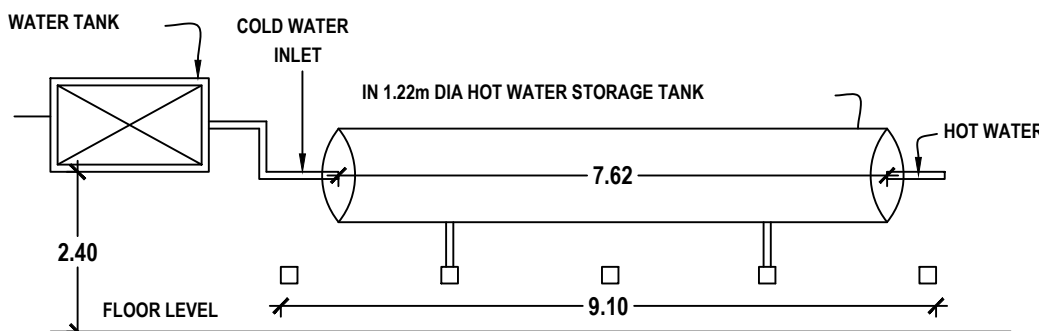
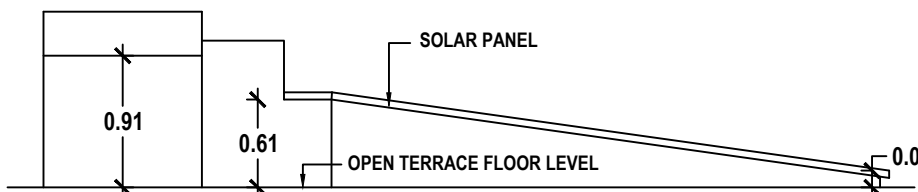
COLUMN FOOTING DETAILS



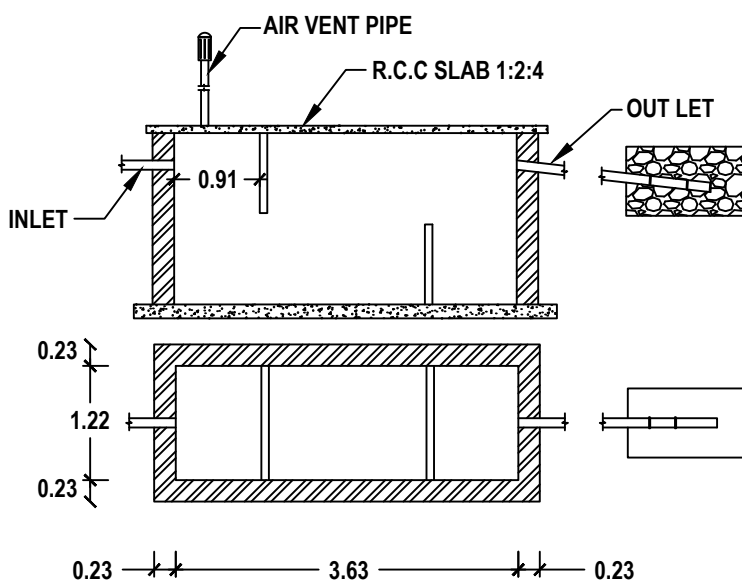
SECTION ON 'CC'



PLAN
DETAILS OF SEWAGE TREATMENT PLANT



DETAILS OF SOLAR WATER HEATING SYSTEM



SEPTIC TANK & TRENCH

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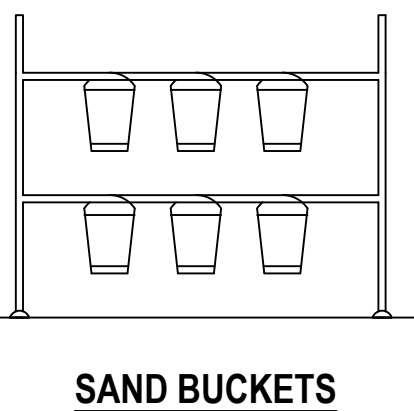
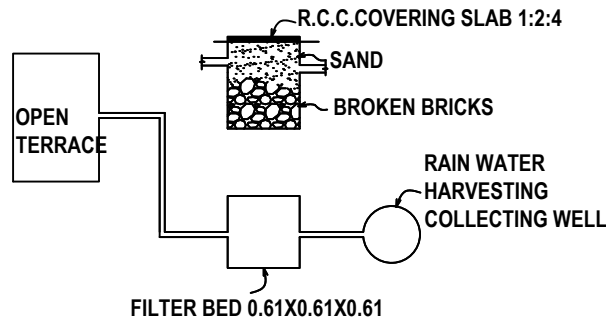
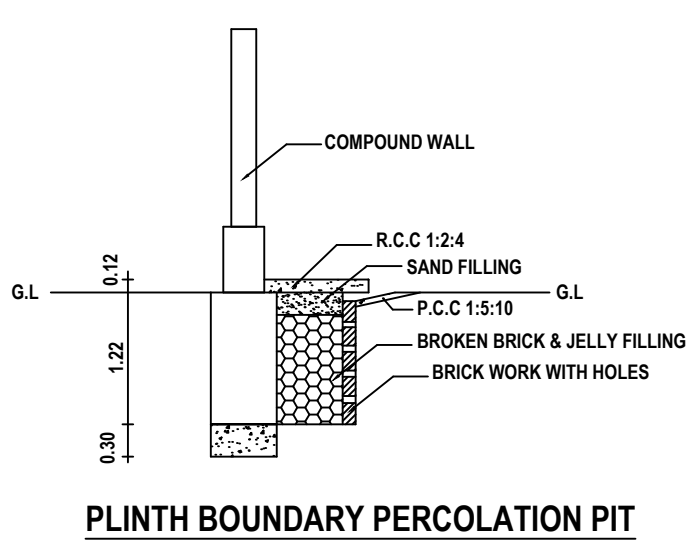
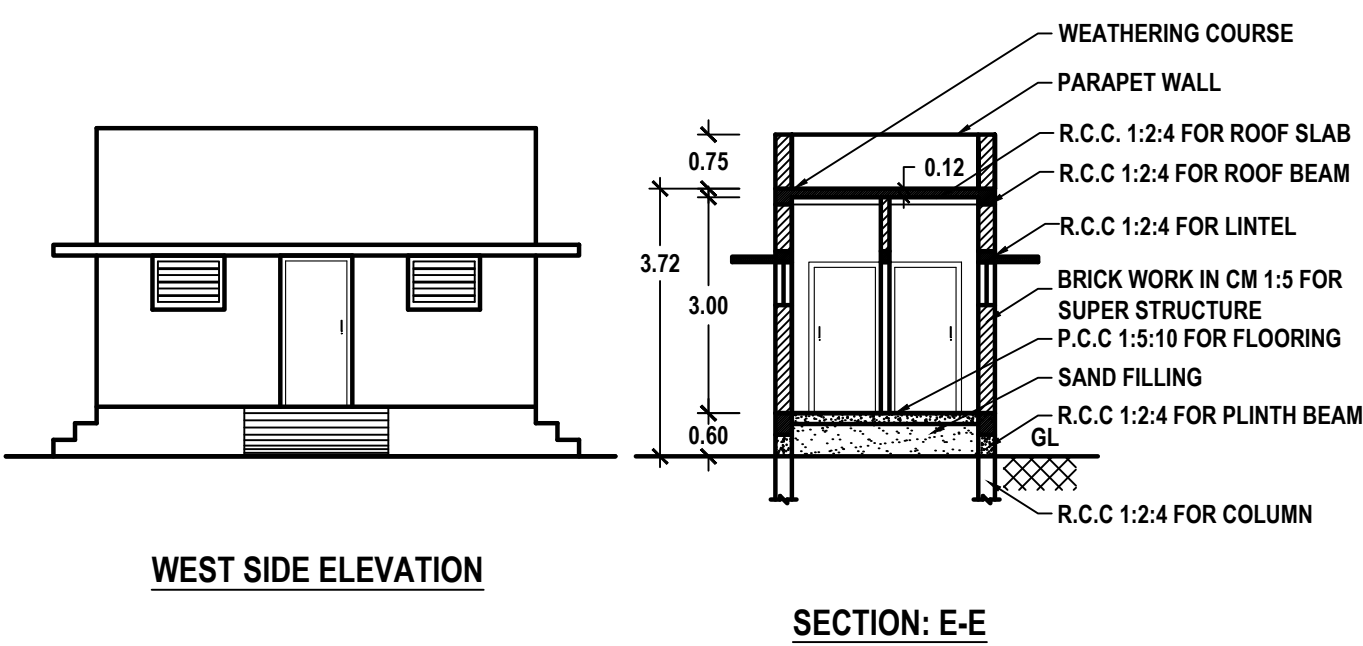
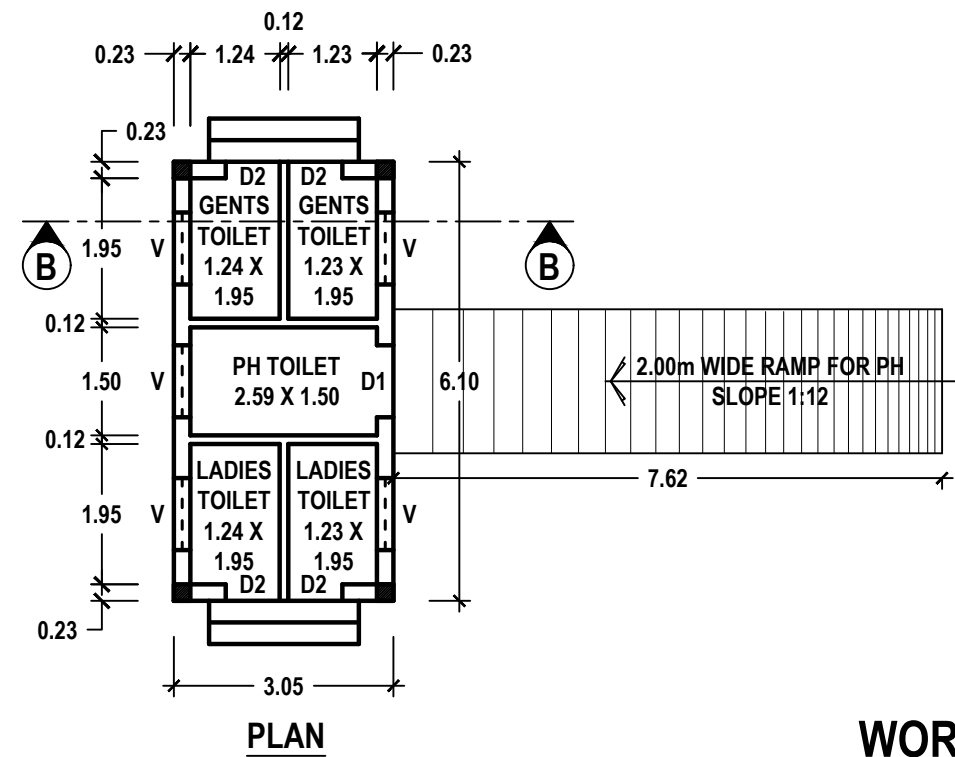
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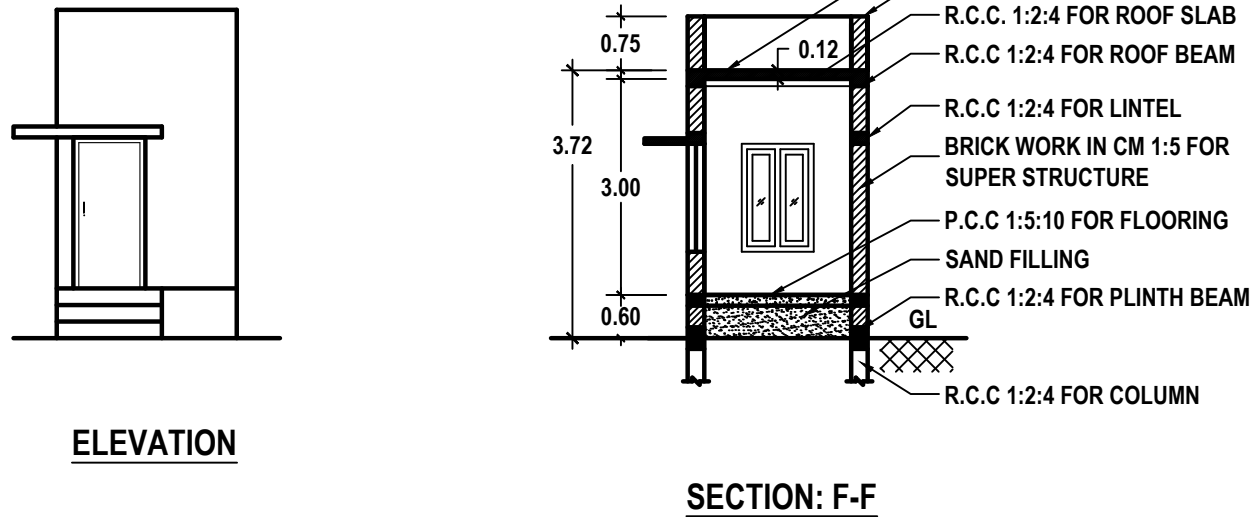
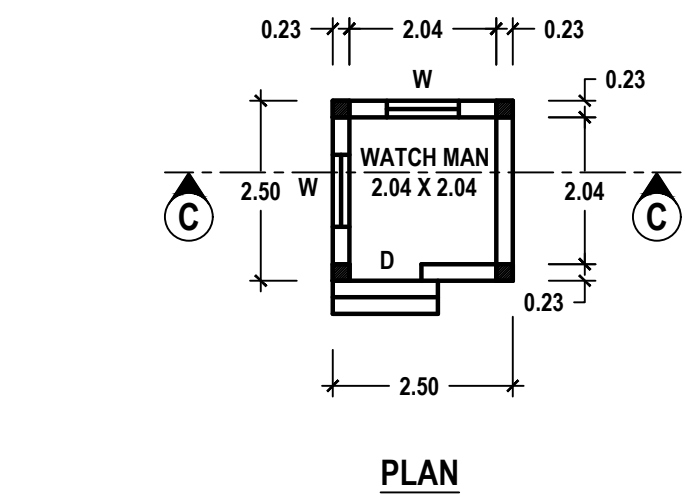
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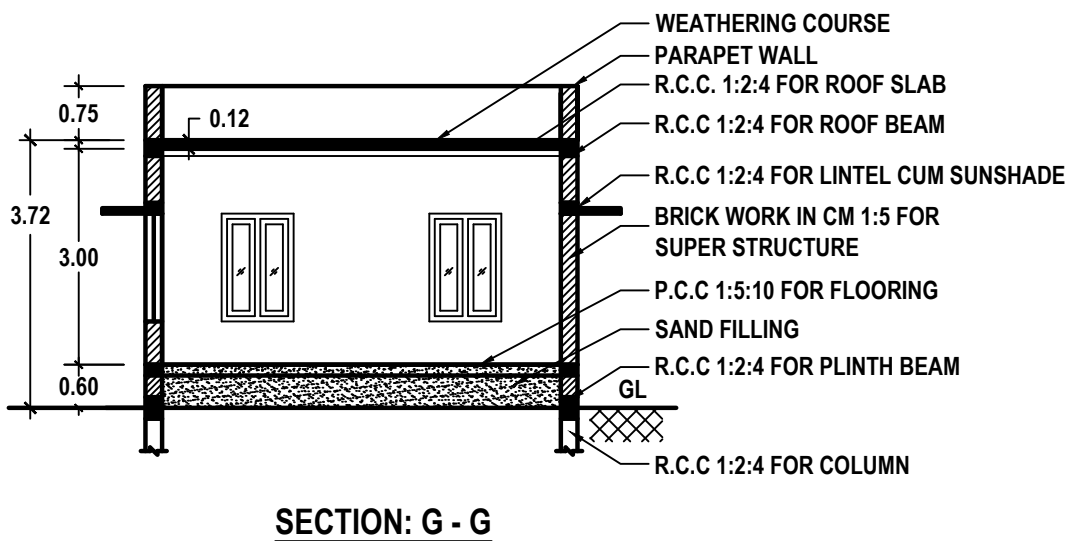
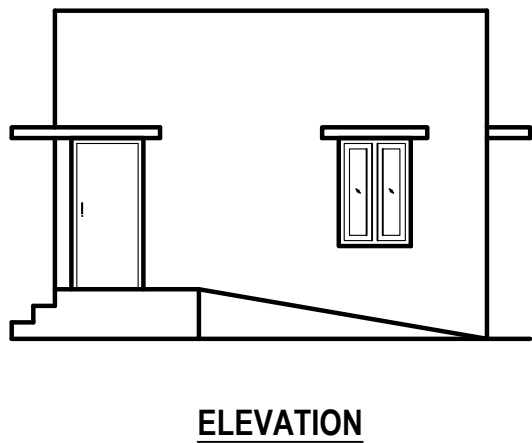
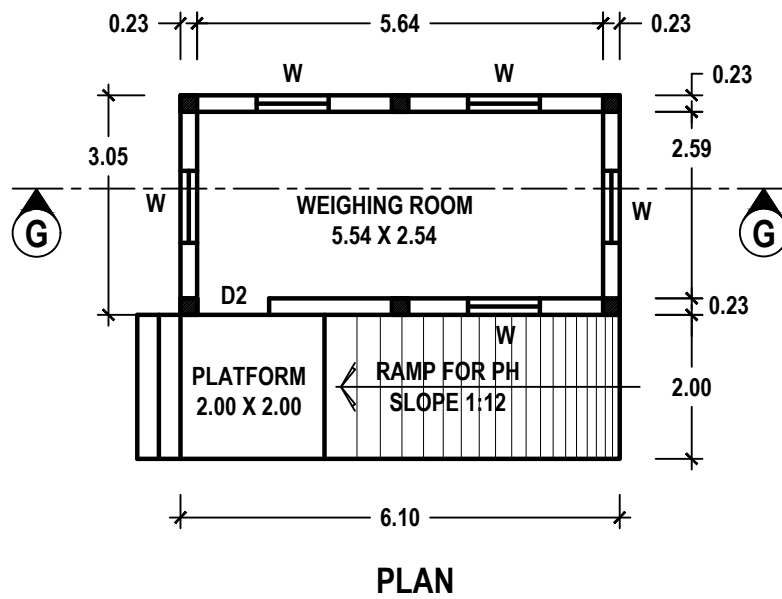


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WATCH MAN BOOTH



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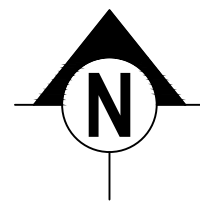
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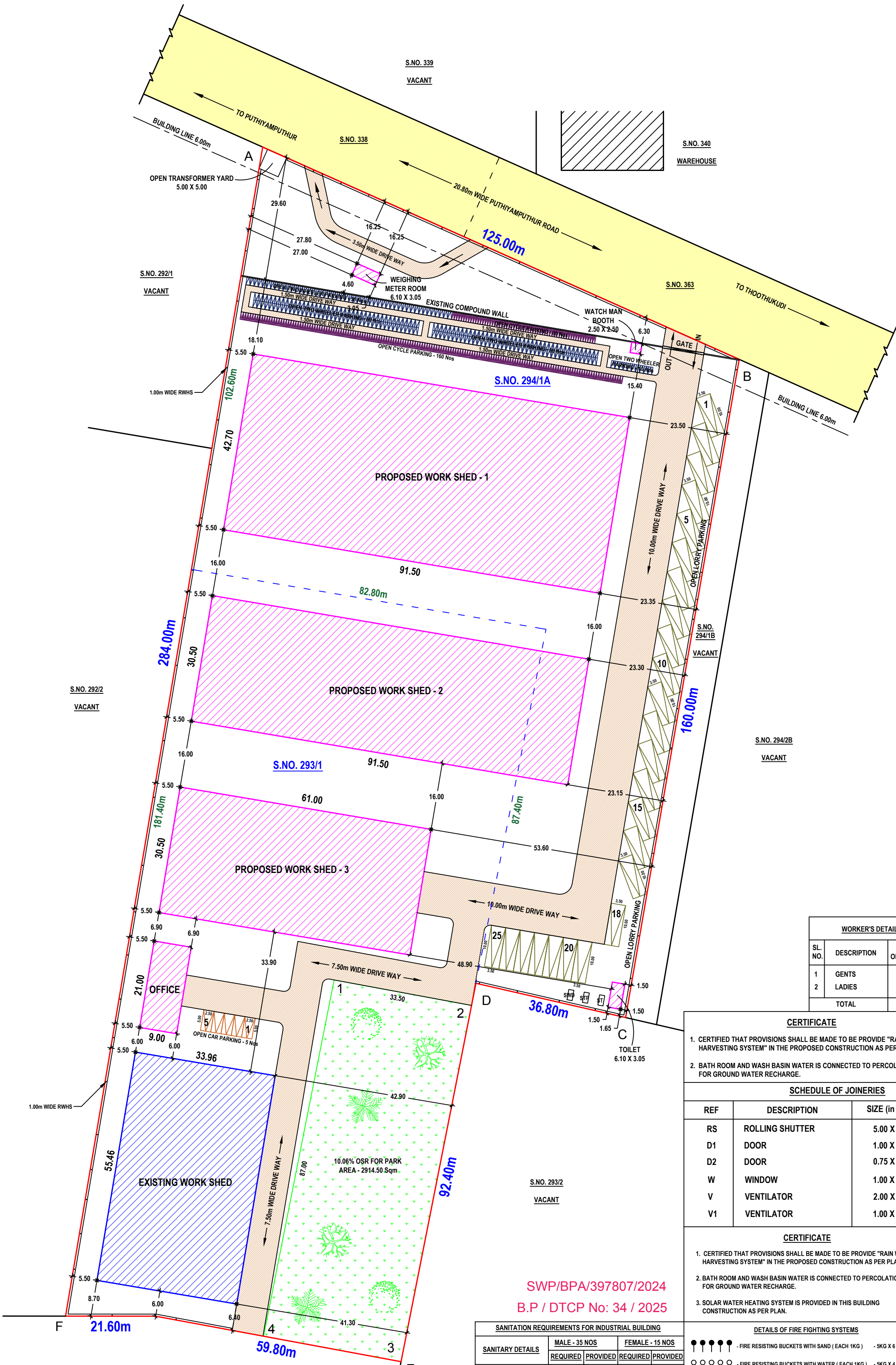


SHEET NO.

8/8

SCALE: 1:500

OFFICE USE:



SITE AREA DETAILS AS PER SALE DEED				
S. NO.	DOCUMENT NUMBER & YEAR	SURVEY NUMBER	AREA in	
			Sqm	Acre
1.	2605/2024	294/1A PART	2187.00	0.540
2.	2606/2024	294/1A PART	8016.00	1.980
3.	2607/2024	293/1 PART	7571.00	1.870
4.	2608/2024	293/1 PART & 294/1A PART	5588.00	1.380
5.	2609/2024	293/1 PART & 294/1A PART	5588.00	1.380
TOTAL			28950.00	7.150

SITE AREA DETAILS AS PER PATTI				
S. NO.	PATTI NUMBER	SURVEY NUMBER	AREA in	
			Sqm	Acre
1.	1437	293/1	14900.00	3.680
2.	1436	294/1A	14050.00	3.470
TOTAL			28950.00	7.150

BUILD UP AREA DETAILS				
BLOCK NO.	DESCRIPTION	FSI AREA	NON FSI AREA	AREA in Sq. Ft
AREA OF THE SITE	-----	-----	-----	28950.00

EXISTING APPROVED BUILDING				
1	WORK SHED	1883.42	-----	1883.42
TOTAL		1883.42	-----	1883.42

PROPOSED BUILDING				
2	WORK SHED - 1	3907.05	-----	3907.05
3	WORK SHED - 2	2790.75	-----	2790.75
4	WORK SHED - 3	1860.50	-----	1860.50
5	OFFICE	189.00	-----	189.00
6	WEIGHING ROOM	18.61	-----	18.61
7	WORKER'S TOILET	-----	18.61	18.61
8	WATCH MAN BOOTH	-----	6.25	6.25
TOTAL		8765.91	24.86	8790.77
GRAND TOTAL		10649.33	24.86	10674.19

TOTAL AREA OF ALL FLOORS		10649.33
PLOT AREA		28950.00
FSI =		0.368 < 2.00

PARKING DETAILS FOR MANUFACTURING INDUSTRIES
1 CAR SPACE FOR EVERY 100 Sqm OF OFFICE FLOOR AREA
1 TWO WHEELER SPACE AND 1 CYCLE SPACE FOR EVERY 50 Sqm OF WORKSHOP FLOOR AREA
1 LORRY SPACE FOR EVERY 500 Sqm OF WORKSHOP FLOOR AREA

STALL SIZE FOR PARKING		SET BACK DETAILS		
DESCRIPTION	REQUIRED	PROVIDED	REQUIRED	PROVIDED
1 CYCLE SPACE	0.58m X 1.80m	-----	FRONT	6.00
1 TWO WHEELER SPACE	1.00m X 1.80m	-----	SIDE - 1	3.00
1 CAR SPACE	2.50m X 5.00m	-----	SIDE - 2	3.00
1 CAR SPACE FOR PH	3.60m X 5.00m	-----	REAR	2.00
1 LORRY SPACE	3.50m X 10.00m	-----	-----	6.00

PARKING DETAILS FOR FSI			
DESCRIPTION	AREA	REQUIRED	PROVIDED
EXISTING AND PROPOSED BUILDING	10460.33	210 LORRIES 210 TWO WHEELERS 210 CYCLES	25 LORRIES 5 CARS 220 TWO WHEELERS 220 CYCLES
OFFICE	189.00	2 CAR	-----

For SIGARAM COLD STORAGE LLP

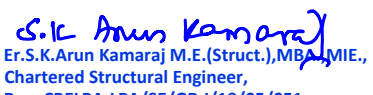


Partner

APPLICANT


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RGTE 001 / 2022
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RE / Gr. I / TUT / May 2019 / 001,
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Thoothukudi - 628 003.

REGISTERED ENGINEER

WORKER'S DETAILS		
SL. NO.	DESCRIPTION	NUMBER OF WORKERS
1	GENTS	35
2	LADIES	15
TOTAL		50

CERTIFICATE

- CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
- BATH ROOM AND WASH BASIN WATER IS CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE.

SCHEDULE OF JOINERIES

REF	DESCRIPTION	SIZE (in meter)
RS	ROLLING SHUTTER	5.00 X 5.00
D1	DOOR	1.00 X 2.10
D2	DOOR	0.75 X 2.10
W	WINDOW	1.00 X 1.50
V	VENTILATOR	2.00 X 1.00
V1	VENTILATOR	1.00 X 0.60

CERTIFICATE

- CERTIFIED THAT PROVISIONS SHALL BE MADE TO BE PROVIDE "RAIN WATER HARVESTING SYSTEM" IN THE PROPOSED CONSTRUCTION AS PER PLAN.
- BATH ROOM AND WASH BASIN WATER IS CONNECTED TO PERCOLATION PIT FOR GROUND WATER RECHARGE.
- SOLAR WATER HEATING SYSTEM IS PROVIDED IN THIS BUILDING CONSTRUCTION AS PER PLAN.

SANITATION REQUIREMENTS FOR INDUSTRIAL BUILDING					
SANITARY DETAILS	MALE - 35 NOS		FEMALE - 15 NOS		
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	
WATER CLOSET	2	3	2	2	
ABLUTION TAP	2	3	2	2	
URINAL	2	3	-	-	
WASHING TAP	2	3	1	2	
DRINKING WATER	1	2	1	1	
BATH	-	-	-	-	
EMERGENCY SHOWER	1	2	1	1	

DETAILS OF FIRE FIGHTING SYSTEMS		
● ● ● ● ●	- FIRE RESISTING BUCKETS WITH SAND (EACH 1KG)	- SKG X 6 NOS = 30 KG
○ ○ ○ ○ ○	- FIRE RESISTING BUCKETS WITH WATER (EACH 1KG)	- SKG X 4 NOS = 20 KG
● ● ● ● ●	- CO - CARBON DI-OXIDE TYPE FIRE EXTINGUISHER	- 2KG X 10 NOS = 20 KG
● ● ● ● ●	- DCP DRY CHEMICAL TYPE FIRE EXTINGUISHER	- SKG X 6 NOS = 30 KG
● ● ● ● ●	- FA - FIRE ALARM	= 4 NOS
● ● ● ● ●	- SPRINKLER SYSTEM TO BE PROVIDED	
● ● ● ● ●	- FIRE HYDRANT SYSTEM TO BE PROVIDED	
● ● ● ● ●	- HOSE REEL SYSTEM TO BE PROVIDED	

- NOTE:
- EXISTING APPROVED BUILDING
 - PLANNING PERMISSION NO. 04/2015, DATED. 20-03-2015
 - BUILDING PERMISSION NO. 01/2015-2016, DATED. 09-04-2015
 - ALL DIMENSIONS ARE IN METER.
 - CENTRALIZED AIR-CONDITION SYSTEM TO BE PROVIDED.
 - OPEN TRANSFORMER YARD - 5.00M X 5.00M
 - NUMBER OF WORKERS INVOLVED - 50 PERSONS.

ELECTRICAL POWER DETAILS			REFERENCE	
SL. NO.	DESCRIPTION	POWER (in HP)	DESCRIPTION	COLOUR
1	WEIGHING MACHINE (1.00 HP) - 3 Nos	3	APPLICANT SITE	-----
2	GRINDING MACHINE (1.00 HP) - 5 Nos	5	EXISTING APPROVED BUILDING	-----
3	PACKING MACHINE (2.00 HP) - 5 Nos	10	PROPOSED BUILDING	-----
4	PRINTING MACHINE (2.00 HP) - 1 No	2	OSR FOR PARK (10.06%) - 2914.50 Sqm	-----
TOTAL			DRIVE WAY	-----
			EXISTING BUILDING	-----
			EXISTING ROAD	-----

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

